



Delegated Action of the Executive Director

PROJECT Consolidated Planned Unit Development and Related Map Amendment, Square 1732, Lots 817 and 820 4600 Wisconsin Avenue, NW Washington, DC	NCPC FILE NUMBER ZC 10-23
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 73.00(06.20)43724
	DETERMINATION Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission has referred a Consolidated Planned Unit Development (PUD) and a related map amendment located at 4600 Wisconsin Avenue, Square 1732, Lots 817 and 820. This proposal consists of a six-story, 55-65 unit apartment building with ground floor retail at the northwest corner of Wisconsin Ave and Brandywine Street, NW. It will be 70 feet in height and includes a green roof.

The current underlying zoning is C-2-A and the related map amendment will allow this building to be developed using C-3-A. It is located on a 12,672 square-foot lot, which is smaller than the 15,000 square foot lot requirement to develop under PUD standards. The developer is requesting zoning relief from the minimum lot size requirement for PUD's, roof penthouse setback, loading requirements and parking requirements.

NCPC staff reviewed the project and found it to be consistent with the Comprehensive Plan for the National Capital, and in particular the policies that pertain to conformance with the Height of Buildings Act of 1910 (Height Act), as amended. Under the Height Act, the maximum height allowed for a building on a corner lot is determined by the width of the wider street. Since Wisconsin Avenue, NW is wider, as a 120-foot right-of-way, it would allow a building that is 130 feet in height. The proposal will be approximately 70 feet in height as measured to the top of the roof, with an 18 foot-6 inch penthouse on top of the roof. The total height of the structure will be 88 feet 6 inches, which is less than 130-foot height allowed under the Height Act. While the penthouse is not set back from the edge of the roof, it will not trigger the Height Act requirements because the entire structure will be below the maximum height allowed under the Act.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40

U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the Consolidated Planned Unit

Development to construct a six-story, 55-65 unit apartment building with ground floor retail located at 4600 Wisconsin Avenue, NW in Square 1732, Lots 817 and 820 and a related map amendment to allow this project to be developed using the C-3-A zoning district is not inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

Date